

City of Detroit

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TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of the Henry Ford Health System to rezone six parcels commonly known as 6063, 6081, 6060, 6068, 6074, and 6080 Hecla Street from the R2 (Two-Family Residential) zoning district classification to the M2 (Restricted Industrial) zoning district classification. (RECOMMEND APPROVAL)

DATE: July 1, 2021

RECOMMENDATION

The City Planning Commission staff recommends APPROVAL of the request of the Henry Ford Health System to rezone six parcels commonly known as 6063, 6081, 6060, 6068, 6074, and 6080 Hecla Street from the R2 (Two-Family Residential) zoning district classification to the M2 (Restricted Industrial) zoning district classification.



BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from the Henry Ford Health System (HFHS) to amend District Map No. 7 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an M2 (Restricted Industrial) zoning district classification where an R2 (Two-Family Residential) zoning district classification is currently shown for the property located at 6063, 6081, 6060, 6068, 6074, and 6080 Hecla Street generally bounded by Marquette Street to the north, Rosa Parks Boulevard to the west, Avery Street to the east, and railroad tracks to the south.

The subject parcels are north of and adjacent to the Cardinal Health warehouse site which was rezoned in two stages in 2012 and 2014. HFHS is partnering with the Steris Corporation to develop an Offsite Reprocessing Center for sterile surgical instrumentation. Please see the attached presentation from HFHS for additional details.

PUBLIC HEARING RESULTS

On June 17, 2021, the City Planning Commission held a public hearing on the rezoning request. At the hearing, no one from the public spoke. The City Planning Commissioners asked for details about the proposed development including hours of operation, truck traffic, and security. As the development is still in the early planning stages, several of these issues are undetermined. The project will be required to undergo site plan review at a later stage. Community engagement was also discussed at the hearing, including the development of an advisory committee to engage residents and ensuring that residents are contacted by diverse methods. The potential to downzone the M3 and M4 areas to the east was also explored.



STAFF ANALYSIS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: R2 (Two-Family Residential) – dwellings, vacant land
East: M3 (General Industrial) – vacant land owned by HFHS
South: M2 (Restricted Industrial) – Cardinal Health warehouse
West: M2 (Restricted Industrial) – vacant land

Zoning Ordinance Approval Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- Whether the amendment corrects an error or meets the challenge of some changing condition, trend or fact. *Although these lots were historically developed with residential structures, the expansion and encroachment of industrial uses from the south and east make this property inappropriate for new residential structures today.*
- Whether the proposed amendment is consistent with the Master Plan. *The Future Land Use designation for the area is "Light Industrial". The Planning & Development Department has reviewed this proposed rezoning and determined it to be consistent with the Master Plan.*
- Whether the proposed amendment will protect the health, safety, and general welfare of the public. *The proposed development of a sterilization facility for surgical instruments will have a positive effect on the health of the general public.*
- Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity. *This is an expansion of the adjacent industrial/distribution use and will be contained within a building to minimize impacts on the neighborhood to the north. Traffic will enter and exit from Rosa Parks to further buffer the residential area.*
- Whether the proposed rezoning will create a spot zone. *The property is currently surrounded on three sides by industrially-zoned land. This rezoning will make the zoning of the entire block more consistent.*

CONCLUSION

Based on the above analysis and consistent with the approval criteria of Section 50-3-70 of the Zoning Ordinance, CPC staff has no objections to the proposed rezoning request.

cc: Katy Trudeau, Interim Director, PDD
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